



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-32

LEGISTAR: #20150814

LANDOWNERS:

**Alan Schlact
3300 Sulky Circle
Marietta, GA 30067**

OWNER/APPLICANT:

Kraft Mark Homes, LLLP

AGENT:

**Garvis L. Sams, Jr.
Sams, Larkin, Huff & Balli, LLP
376 Powder Springs Street
Suite 100
Marietta, GA 30064**

PROPERTY ADDRESS:

770, 780, 786 & 790 Powers Ferry Road

PARCEL DESCRIPTION:

**17 07960 0260
17 07960 0270
17 07960 0390
17 07960 0380**

AREA: 3.17 acres

COUNCIL WARD: 6A

EXISTING ZONING:

R-20 (Single Family Residential) – County

REQUEST:

R-4 (Single Family Residential – 4 units/acre) - City

FUTURE LAND USE MAP

RECOMMENDATION: LDR (Low Density Residential)

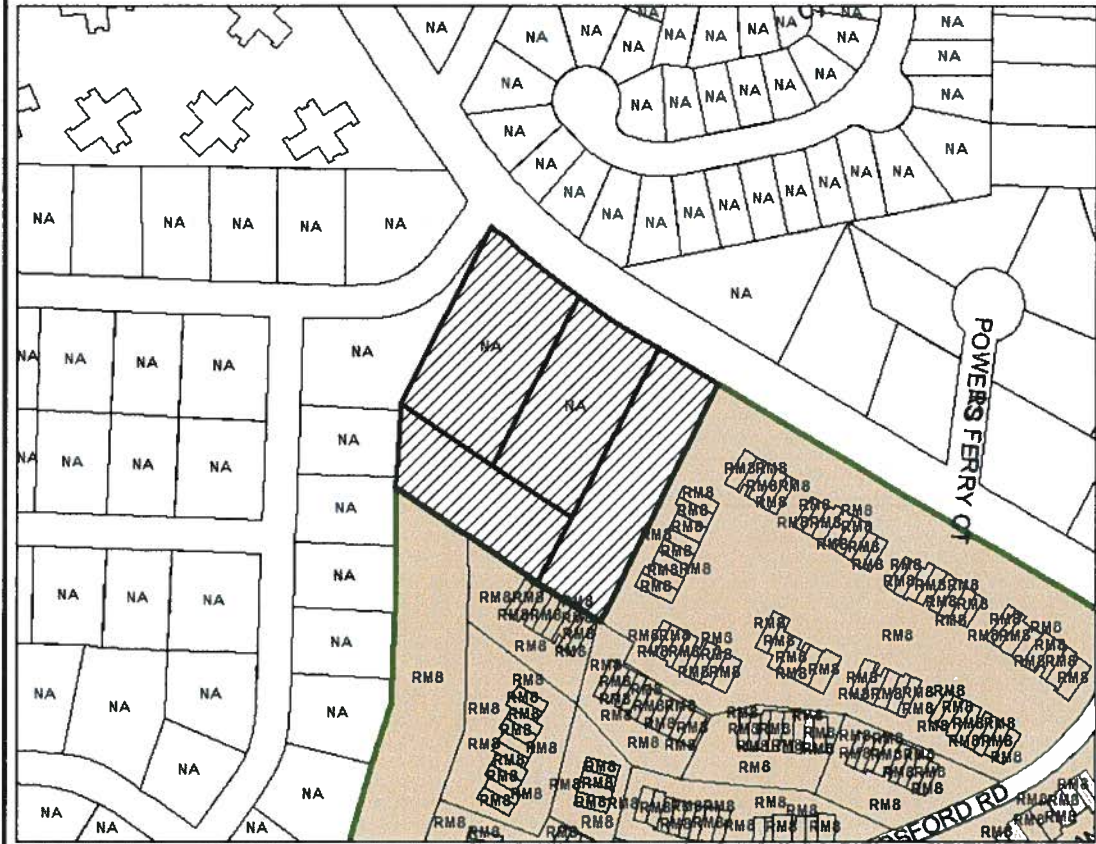
REASON FOR REQUEST: The applicant is requesting the annexation and rezoning of these properties in order to construct a new twelve (12) home subdivision.

PLANNING COMMISSION HEARING: Tuesday, October 6th, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 14th, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL
R-1 One Unit/Acre
R-2 Two Units/Acre
R-3 Three Units/Acre
R-4 Four Units/Acre
ATTACHED FAMILY RESIDENTIAL
RA-4 Four Units/Acre
RA-6 Six Units/Acre
RA-8 Eight Units/Acre
PUD (P) Planned Residential Dev.
ADP Mobile Home Park
MULTI FAMILY RESIDENTIAL
RM-6 Eight Units/Acre
RM-10 Ten Units/Acre
RM-12 Twelve Units/Acre
RM-18 Residential High Rise
PUD (M) Planned Residential Dev.

COMMERCIAL
RMC Neighborhood Retail
CNC Community Retail
RNC Regional Retail
CBD Central Business District
PCD Planned Commercial Dev.
MCD Mixed-Use Dev.
OIT Office Institutional Transp.
LNO Low-Rise Office
OIT Office Institutional
OS Office Services
OHS Office High-Rise
INDUSTRIAL
LI Light Industrial
HI Heavy Industrial
PID Planned Industrial Dev.

District

17
17
17
17

Land Lot

07960
07960
07960
07960

Parcel

0260
0270
0390
0380

Current Zoning

R-20
(Cobb)

Proposed Zoning

R-4
(City)

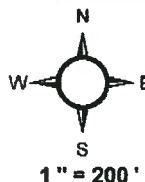
Comments:

770, 780, 786 & 790
Powers Ferry Rd

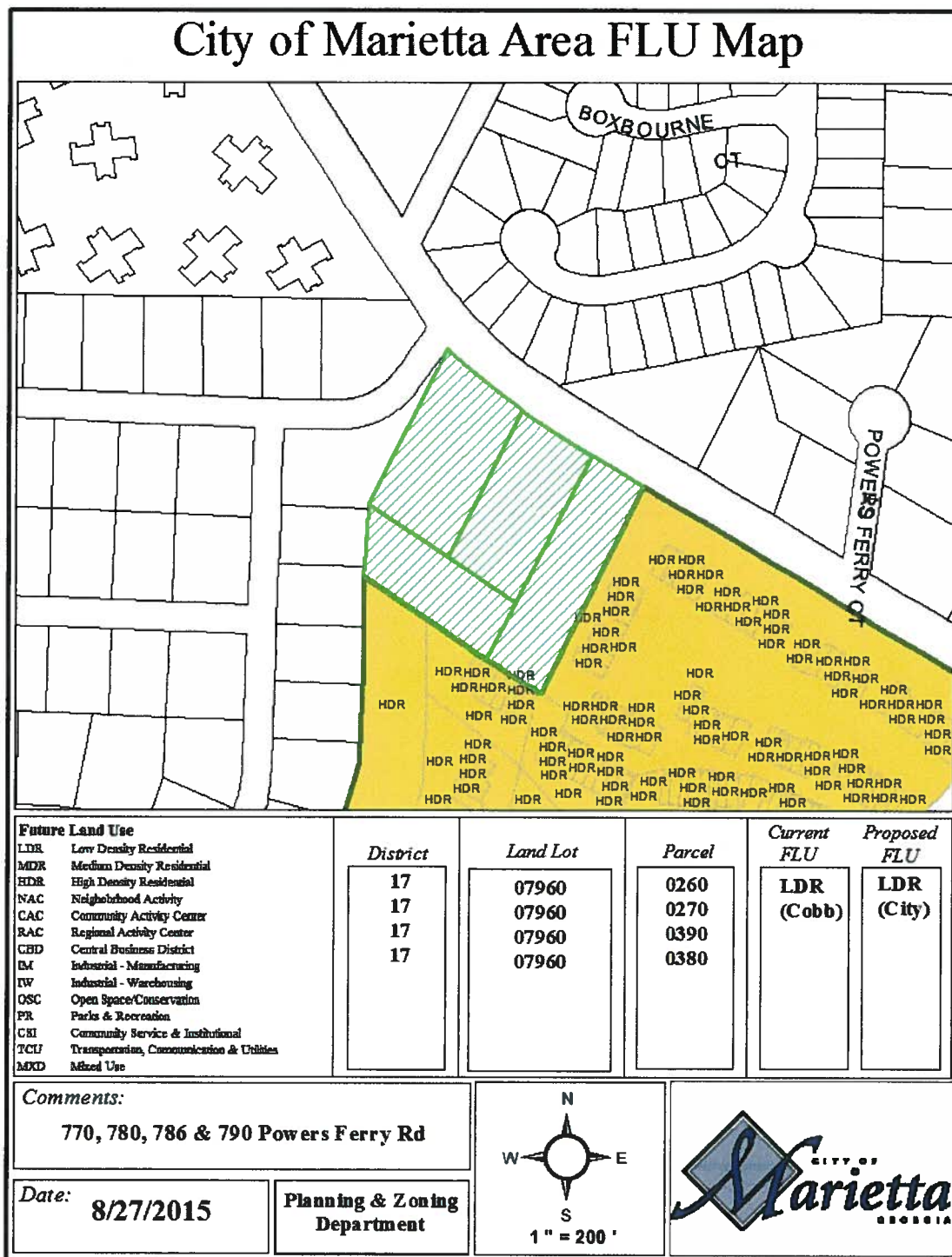
Date:

8/27/15

Planning & Zoning
Department



FLU MAP



PICTURES OF PROPERTY



780 Powers Ferry Road



770 Powers Ferry Road

STAFF ANALYSIS

Location Compatibility

The applicant, Kraft Mark Homes, LLLP, purchased the subject property from the previous owner, Alan Schlact, in September 2015, and is requesting the annexation of 3.17 acres from Cobb County, zoned R-20, to R-4 (Single Family Residential – 4 units/acre) in the City of Marietta. The property is located on Powers Ferry Road near its intersection with Tuxedo Drive and Little Road. To the east and south side of the subject properties are condominiums zoned RM-8 (Multi Family Residential – 8 units / acre) and located in the city limits. West and north, across Powers Ferry Road, are single family detached homes zoned R-20 and RA-6 in Cobb County. Two of the four properties are undeveloped while the other two contain single family homes fronting on Powers Ferry Road.

Use Potential and Impacts

This development would be consistent with the development pattern of the surrounding area, which is already predominately medium density residential. The construction of twelve (12) lots on 3.17 acres translates to 3.78 units per acre, but this does not take into consideration the area proposed for the right of way dedication and stormwater management facility. As a result, the proposed lots are narrow and the applicant has requested the following variances from the following bulk and area regulations, should the annexation and rezoning be approved:

- Variance to reduce the minor side yard setback from ten (10) feet to seven and a half (7.5) feet. [§708.04 (H)]
- Variance to reduce the minimum lot width from 75 ft./60 ft. for a cul-de-sac to 45 ft./30 ft. for a cul-de-sac [§708.04 (H)]. City code defines lot width as “the distance between the side lot line measured along the front building line of the lot as determined by the prescribed minimum front setback requirement.”

The applicant has provided pictures of other homes constructed by the builder. However, the homes in the pictures appear much wider than the lots in the proposed subdivision could accommodate; the buildable area on some of the lots is as narrow as twenty seven (27) feet.

Cobb County’s future land use assignment for these properties is LDR (Low Density Residential), which is described as being suitable for one (1) and two and one-half (2.5) units per acre. Although the applicant has requested R-4 zoning, the City recommends assigning these properties a future land use of LDR (Low Density Residential), which is appropriate for single family housing with densities up to three (3) units per acre.

Environmental Impacts

There is no floodplain, streams, wetlands, or topographical issues on the site, nor is there any indication of endangered species.

STAFF ANALYSIS

Economic Functionality

These properties contain two single family ranch homes, built in the 1960s, across the four parcels. While the homes are functional as built and zoned, the acreage of the property could sustain a higher density.

Infrastructure

Lockheed Elementary would be the servicing elementary school for this development. Although it is nearing capacity, this project should have minimal impact on the school system.

The proposed plan shows the construction of a new public road ending in a cul-de-sac. Although the right of way width meets code, the paved diameter of the cul-de-sac does not quite meet the requirement of eighty (80) feet; plans would need to be modified to correct this. The plan also shows the stormwater management portion of the development as part of the right of way instead of its own parcel. City code requires stormwater management facilities to be privately constructed and maintained in perpetuity. The Marietta Public Works Department will require a 150-ft. acceleration and deceleration lanes with 50-ft. tapers as well as a 5-ft. sidewalk with a 2-ft. grass strip across the frontage of the developed property along Powers Ferry Road (per City Code 730.01.I.4.b). This will affect the two outer lots.

Marietta Water will require the developer to extend the sanitary sewer main to serve the subdivision. Otherwise, this development should have no adverse effect on water or electric infrastructure in the area.

History of Property

The city has no records of any prior rezoning, variances, or Special Land Use Permits granted for this property, as it is located in Cobb County.

Other Issues

Cobb County has provided the city with a notice of non-objection to the annexation.

ANALYSIS & CONCLUSION

Kraft Mark Homes, LLLP is requesting the annexation of 3.17 acres from Cobb County, zoned R-20, to R-4 into the city. The property is located on Powers Ferry Road near its intersection with Tuxedo Drive and Little Road. To the east and south side of the subject properties are condominiums zoned RM-8 and located in the city limits. West and north, across Powers Ferry Road, are single family detached homes zoned R-20 and RA-6 in Cobb County. Two of the four properties are undeveloped while the other two contain single family homes fronting on Powers Ferry Road.

This development would be consistent with the development pattern of the surrounding area, which is already predominately medium density residential. The construction of twelve (12) lots on 3.17 acres translates to 3.78 units per acre, but this does not take into consideration the area proposed for the right of way dedication and stormwater management facility. As a result, the proposed lots are narrow and the applicant has requested the following variances from the following bulk and area regulations, should the annexation and rezoning be approved:

1. Variance to reduce the minor side yard setback from ten (10) feet to seven and a half (7.5) feet. [*§708.04 (H)*]
2. Variance to reduce the minimum lot width from 75 ft./60 ft. for a cul-de-sac to 45 ft./30 ft. for a cul-de-sac [*§708.04 (H)*]. City code defines lot width as “*the distance between the side lot line measured along the front building line of the lot as determined by the prescribed minimum front setback requirement.*”

The proposed plan shows the construction of a new public road ending in a cul-de-sac, which does not quite meet the requirement of an eighty (80) foot diameter. City code also requires stormwater management facilities to be privately constructed and maintained in perpetuity, not donated. The Marietta Public Works Department will require a 150-ft. acceleration and deceleration lanes with 50-ft. tapers as well as a 5-ft. sidewalk with a 2-ft. grass strip across the frontage of the developed property along Powers Ferry Road (per City Code 730.01.I.4.b). This will affect the two outer lots. Marietta Water will require the developer to extend the sanitary sewer main to serve the subdivision. Otherwise, this development should have no adverse effect on water or electric infrastructure in the area.

Cobb County's future land use assignment for these properties is LDR. Although the applicant has requested R-4 zoning, the City recommends assigning these properties a future land use of LDR, which is appropriate for single family housing with densities up to three (3) units per acre.

Prepared by: Shelly Winkles

Approved by: Rusty Rott



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	14 inch
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	4,800 GPD

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	No
If not, how far is the closest sewer line?	272 feet
Size of the sewer line?	8 inch
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	4,800 GPD
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

COMMENT-

Proposed development will require the developer to extend the sanitary sewer main to serve the subdivision.

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Powers Ferry Rd
What is the classification of the road?	Arterial
What is the traffic count for the road?	N/A
Estimated # of cars generated by the proposed development?	N/A
Estimated # of trips generated by the proposed development?	N/A
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	N/A

The following items will be required as part of the site development plan review process:

- 150-ft. acceleration and deceleration lanes with 50-ft. tapers;
- A 5-ft. sidewalk with a 2-ft. grass strip across the frontage of the developed property along Powers Ferry Road (per City Code 730.01.I.4.b);
- The final ROW-width of Powers Ferry Road across the frontage of the developed property shall equal that of the adjacent properties; and
- Cul-de-sac shall have minimum roadway diameter of 80-ft. and ROW diameter of 100-ft. (per City Code 730.01.E).



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	County Station #3 – 580 Terrell Mill Road
Distance of the nearest station?	2.2 miles
Most likely station for 1 st response?	City Station #55 – 1160 Franklin Road
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School Zone Servicing Development: Lockheed Elementary School

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School: 775 - 875

Current Capacity at Marietta Sixth Grade Academy: 800 - 900

Current Capacity at Marietta Middle School: 1,300 – 1,400

Current Capacity at Marietta High School: 2,500 – 2,600

Current Enrollment at Servicing Elementary School: 861

Current Enrollment at:

- Marietta Middle School: 1,343
- Marietta High School: 2,215

Number of students generated by present development: 0

Number of students projected from proposed development: 6

New School(s) planned that might serve this area: None

Comments:

Annexation property would be nearest the Lockheed School Zone. Minimal impact on school.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440
Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

Application #:	<u>22015-32</u>	Legistar #:	<u>20150814</u>	<u>P2 15-398</u>
Planning Commission Hearing:	<u>Oct. 6, 2015</u>	City Council Hearing:	<u>Oct. 14, 2015</u>	

Owner's Name Alan Schlact Email Address: aschlact@gmail.com

Mailing Address 3300 Sulky Circle, Marietta, GA Zip Code: 30067 Telephone Number 770-309-2313

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Kraft Mark Homes, LLLP by: Garvis L. Sams, Jr., SAMS, LARKIN, HUFF & BALLI, LLP

Mailing Address 376 Powder Springs Street, Suite 100, Marietta, GA Zip Code: 30064

Telephone Number 770-422-7016 Email Address: gsams@slhb-law.com

Address of property to be rezoned: 770, 780, 786 & 790 Powers Ferry Road Cobb

Land Lot (s) 796 District 17th Parcel Listed below Acreage 3.17 Ward County Future Land Use: Cobb County

Present Zoning Classification: R-20 (Cobb County) Proposed Zoning Classification R-4 (City of Marietta)

Parcels: 17079600260, 17079600390, 17079600380 & 17079600270

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL** rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
7. Site plan (25 copies, drawn to scale) prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - One copy scaled to an 8 1/2" X 11" size
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
8. A detailed written description of the proposed development / project must be submitted with the rezoning application.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

August 25, 2015

VIA HAND DELIVERY

Mr. Russell J. Roth, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

Re: Applications of Kraft Mark Homes LLLP to Annex and Rezone a 3.17 Acre Tract from R-20 (Cobb County) to R-4 (City of Marietta); Land Lot 796 of the 17th District, 2nd Section, Cobb County, Georgia

Dear Rusty:

This firm has been engaged by and will be representing Kraft Mark Homes, LLLP (“Kraft Mark”) concerning the above-captioned Applications for Annexation and Rezoning of a 3.17 acre tract of land (“subject property”) which is located on the southwesterly side of Powers Ferry Road, south of Little Road in incorporated Cobb County. The Applications are being filed contemporaneously herewith and seek the Annexation and Rezoning of the subject property from the R-20 zoning classification in Cobb County to the R-4 classification in the City of Marietta.

Even though the subject property is presently zoned R-20 in unincorporated Cobb County, it is in an area along the Powers Ferry Road Corridor which reflects a multiplicity of different zonings including, but not necessarily limited to: R-15, RM-8, RM-12, RA-6, and the RM-8 (Covered Bridge Condominiums) which is located in the City of Marietta.

What Kraft Mark proposes is the construction and development of a single family, detached, residential subdivision consisting of a total number of 12 homes at a maximum density of 3.8 units per acre. The homes will range in size from 2,800 square feet to 4,000 square feet and greater. Each of the homes shall have, at a minimum, an attached 2-car garage which shall be used for the parking and storage of vehicles. The architectural style of the homes shall be traditional and the composition of said homes shall consist of brick, stacked stone, Hardi-plank shake and Hardi-plank siding or combination thereof in substantial conformity to architectural renderings/elevations which will be submitted under separate cover. It is anticipated that the price points for the single family detached homes will range from \$450,000 to \$550,000.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

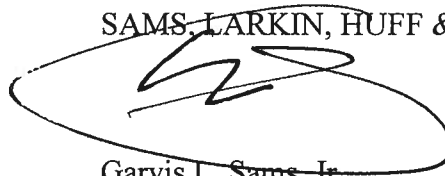
VIA HAND DELIVERY

Mr. Russell J. Roth, AICP
Planning & Zoning Manager
August 25, 2015
Page 2

Concurrently herewith, we have filed the above-captioned Applications for Annexation and Rezoning with all the requisite documentation and information. Once you have had an opportunity to process the Applications, I will be meeting with the Planner assigned to the case. In the interim, please do not hesitate to call should you or your staff require any further information or documentation concerning these Applications. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS/klk
Enclosures

cc: Mr. Brian Binzer, AICP, Director (via hand delivery w/encs.)
Mr. Arsalan Khalili, Kraft Mark Homes, LLLP (via email w/attachments)

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

August 28, 2015

VIA EMAIL:

Ms. Michelle Cooper Kelly, Member
Marietta City Council
205 Lawrence Street
Marietta, GA 30061

Re: Applications of Kraft Mark Homes, LLLP to Annex and Rezone a 3.17 Acre
Tract from R-20 (Cobb County) to R-4 (City of Marietta) (Application Nos.
Z2015-32; A2015-06 and CA2015-08)

Dear Ms. Cooper Kelly:

This firm has been engaged by and represents Kraft Mark Homes, LLLP ("Kraft Mark") concerning the above-captioned Applications which were filed earlier this week on August 25, 2015. A copy of the Applications and related documentation and correspondence are attached. The property at issue ("subject property") consists of a 3.17 acre tract of land which is located on the southwesterly side of Powers Ferry Road south of its intersection with Little Road. The subject property is contiguous to a condominium development known as "Covered Bridge" which is located within the City of Marietta and directly across Powers Ferry Road from an RA-6 development located in unincorporated Cobb County called "The Glens at Powers Ferry" which consists of Single-Family detached lots at a density of 4.81 units per acre. Attached is an aerial photograph of the subject property depicting its present positioning along Powers Ferry Road and the other nearby residential developments as described above.

Kraft Mark proposes the Annexation and Rezoning of the subject property from R-20 (Cobb County) to R-4 (City of Marietta) for the purposes of a custom, quality-built, Single-Family detached Residential Subdivision consisting of a total number of twelve (12) homes at an overall density of 3.8 units per acre. The homes will range in size from 2,800 sq. ft. to 4,000 sq. ft. and greater. Each of the homes shall have, at a minimum, an attached two-car garage which shall be used for the parking and storage of vehicles. The architectural style of the homes shall be traditional and the composition of said homes shall consist of a mixture of brick, stacked stone, Hardiplank shake and Hardiplank siding or combinations thereof in substantial conformity to the photographs which are attached hereto. It is anticipated that the price points for the homes will range from \$450,000.00 to \$550,000.00.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

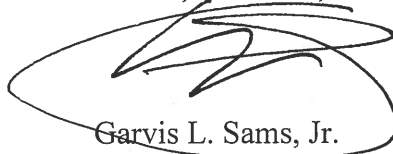
Ms. Michelle Cooper Kelly, Member
Marietta City Council
August 28, 2015
Page 2

Kraft Mark is extremely excited about new plans for development along the Powers Ferry Road Corridor both in the City of Marietta and in unincorporated Cobb County. The primary purpose of this letter is simply to give you a preliminary heads up and let you know what is going on in your Ward. I will, of course, keep you apprised regarding the ongoing status of these Applications during their pendency. In the interim, please do not hesitate to contact me should you have any questions whatsoever regarding these matters.

With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS/dsj

Attachments

cc: Alan Schlact, Esq. (via email w/attachments)
Mr. R. C. Khalili, Kraft Mark Homes, LLLP (via email w/attachments)
Mr. Rusty Roth, AICP, City of Marietta Zoning Manager (via email w/attachments)
Mr. Brian Binzer, AICP, Director, Marietta Department of Development Services
(via email w/attachments)

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: September 18, 2015

**PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, CODE AMENDMENTS, AND
VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Tuesday, October 6, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, October 14, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-32 [REZONING] ALAN SCHLACT (KRAFT MARK HOMES, LLLP) requesting rezoning for property located in Land Lot 796, District 17, Parcels 0260, 0270, 0390 and 0380, 2nd Section, Cobb County, Georgia, and being known as 770, 780, 786, & 790 Powers Ferry Road from R-20 (Single Family Residential – County) to R-4 (Single Family Residential 4 units/acre - City). Ward 6A.

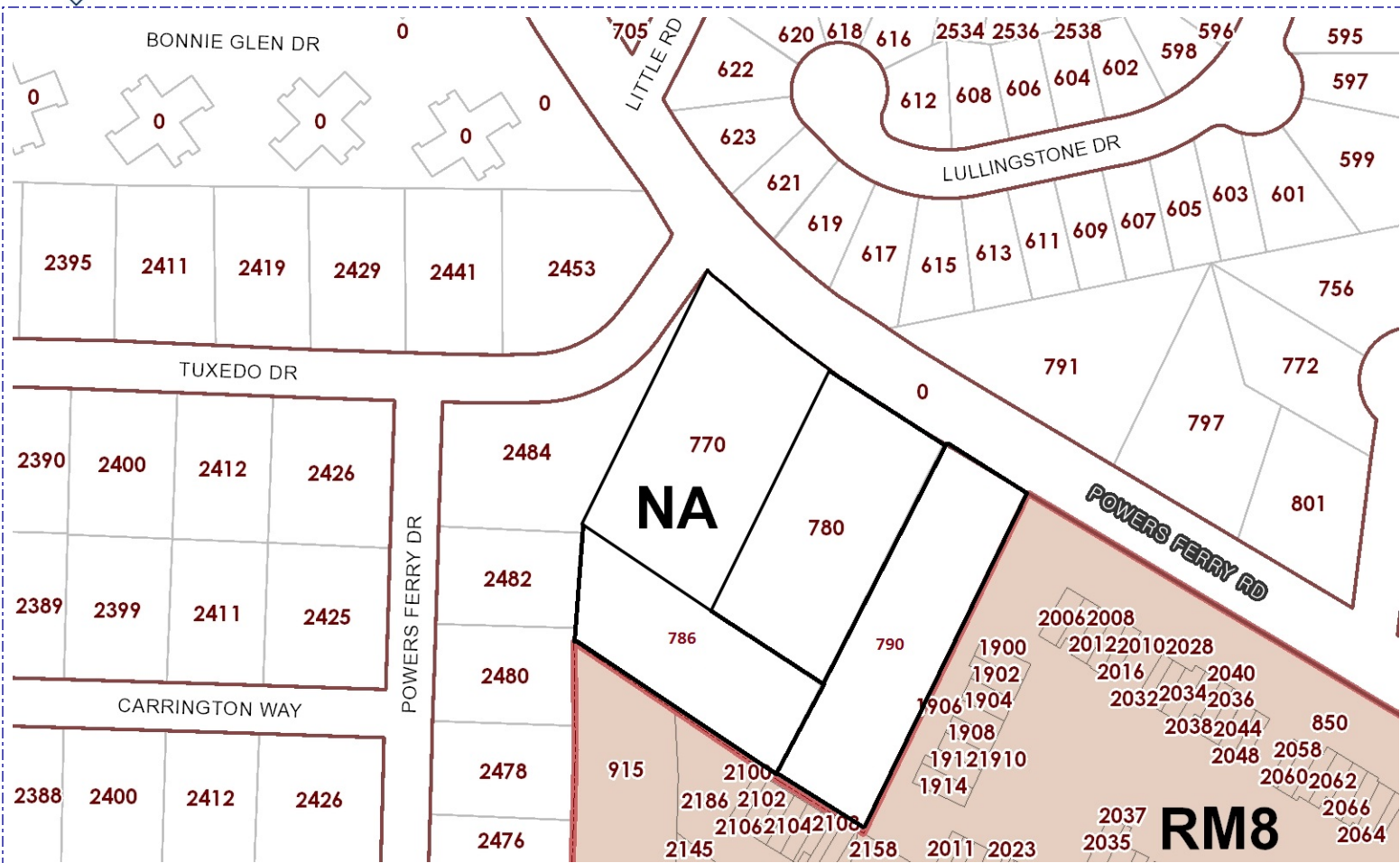
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

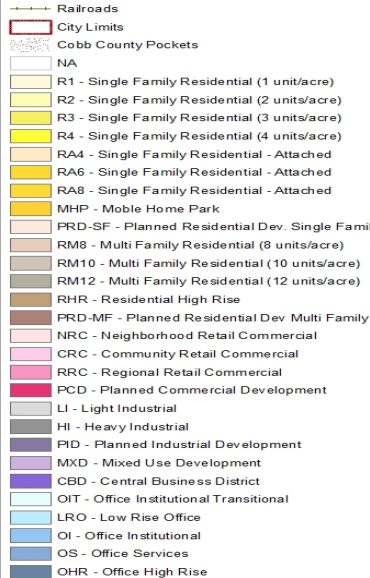
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

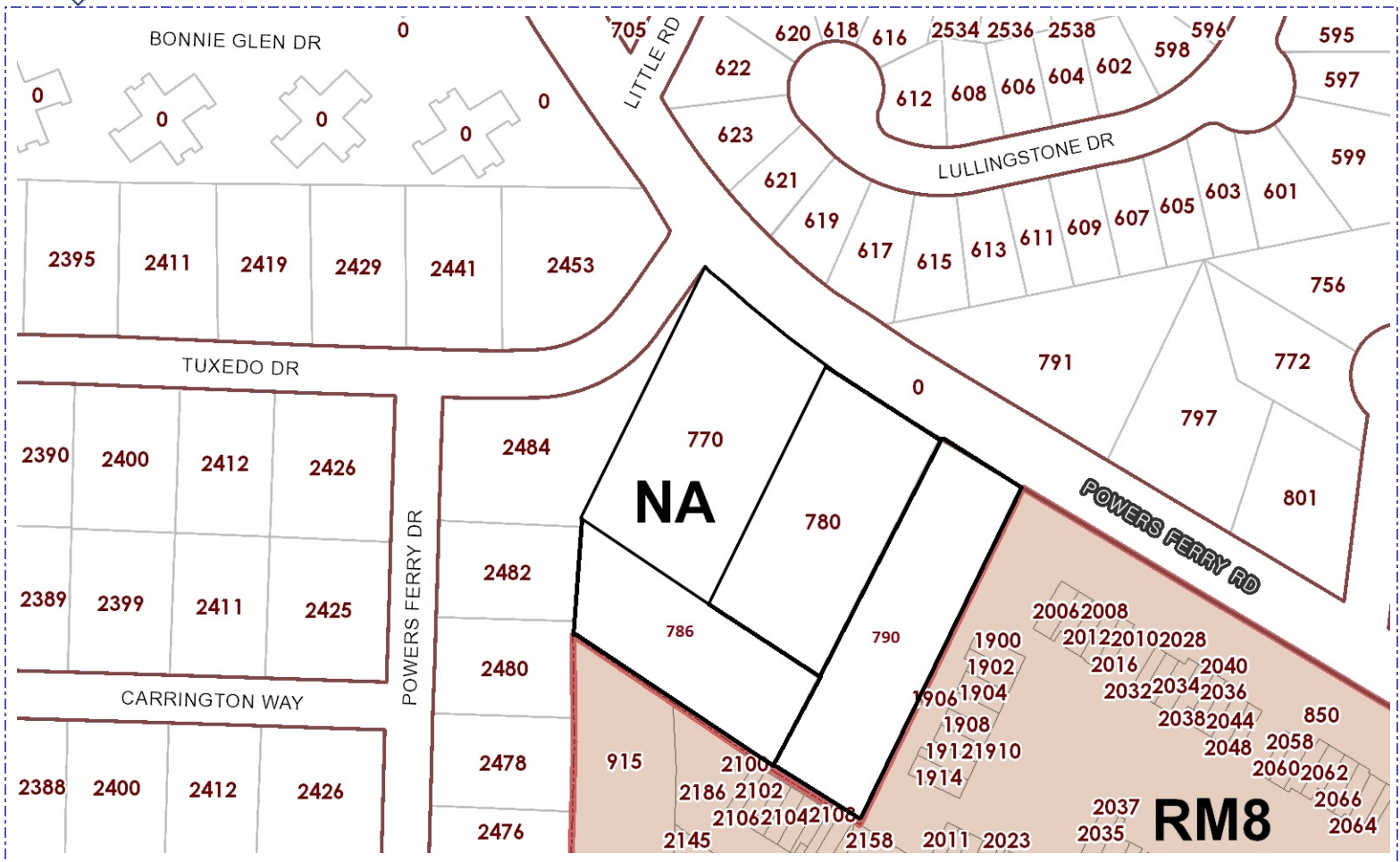
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060


















Rezoning



Address		Parcel Number	Acreage	Ward	Zoning	FLU
770 POWERS FERRY RD		C	1.048		NA	
Property Owner:	Alan Schlact				Zoning Symbols 	
Applicant:	Kraft Mark Homes					
Proposed Zoning:	R20 (Cty) to R4 (City)					
Agent:						
Proposed Use:						
Planning Commission Date:	10/06/2015					
City Council Hearing Date:	10/14/2015		Case Number: Z2015-32			
City of Marietta Planning & Zoning						

Future Land Use

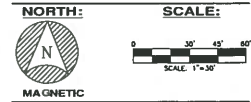


Address	Parcel Number	Acreage	Ward	Zoning	FLU
770 POWERS FERRY RD	C	1.048		NA	
Planning Commission Hearing Date:	10/06/2015	<div>Future Land Use Symbols</div> <div><div> Railroads</div><div> City Limits</div><div> Cobb County Pockets</div><div> RAC - Regional Activity Center</div><div> CAC - Community Activity Center</div><div> NAC - Neighborhood Activity Center</div><div> CBD - Central Business District</div><div> MXD - Mixed Use Development</div><div> CSI - Community Service and Institutional</div><div> HDR - High Density Residential</div><div> MDR - Medium Density Residential</div><div> LDR - Low Density Residential</div><div> OSC - Open Space / Conservation</div><div> PR - Parks / Recreation</div><div> IW - Industrial Warehousing</div><div> IM - Industrial Manufacturing</div><div> TCU - Transportation and Utilities</div></div>			
City Council Hearing Date:	10/14/2015				
Future Land Use:					
Case Number:					
Comments:					
City of Marietta Planning & Zoning					



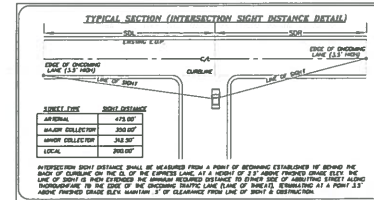
Address		Parcel Number	Acreage	Ward	Zoning	FLU
770 POWERS FERRY RD		C	1.048		NA	
Property Owner:	Alan Schlact					<div>Legend</div> <div><div></div> Railroads</div> <div><div></div> City Limits</div> <div><div></div> Cobb County Pockets</div>
Applicant:	Kraft Mark Homes					
City Council Hearing Date: 10/14/2015						
Planning Commission Hearing Date:	10/06/2015					
BZA Hearing Date:	Case Number: Z2015-32					
Comments:						
City of Marietta Planning & Zoning						

OWNER/DEVELOPER:
KRAFT MARK HOMES, L.L.P.
594 DEERWOOD DRIVE
SUWANEE, GA 30024



CURRENT ZONING: R-20
PROP. ZONING: R-4
AREA: ±3.17 ACRES
12 LOTS (3.8 LOTS/AC.)

PROPOSED ZONING:
R-4 SINGLE FAMILY RESIDENTIAL
MINIMUM LOT AREA: 7,500 SF
MAXIMUM DENSITY: 4 DWELLING UNITS/ACRE
MINIMUM LOT WIDTH: 75 FT/76 FT FOR A CUL-DE-SAC
VARIANCE REQUESTED TO: 45FT/30 FT3. FOR A CUL-DE-SAC
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM FLOOR AREA: 1,200'
MAXIMUM BUILDING COVERAGE: 35%
MAXIMUM IMPERVIOUS SURFACE: 50%
SETBACKS REQUIRED:
FRONT SETBACK (LOCAL): 25'
SIDE SETBACK (MINOR): 10'
VARIANCE REQUESTED TO: 7.5'
SIDE SETBACK (MAJOR): 25'
REAR SETBACK: 30'
WATER & SEWER TO BE SERVED BY PUBLIC SERVICES.
THERE ARE NO WETLANDS OR 100 YEAR FLOOD PLAIN LOCATED ON
SUBJECT PROPERTY GIS MAPS/FEMA MAPS



- SURVEYOR'S LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - R.B.F. = RE-BAR FOUND
 - R.B.S. = RE-BAR SET
 - O.T. = OPEN TOP
 - C.T. = CRIMPED TOP
 - R/W. = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - G.M.D. = GEORGIA MILITIA DISTRICT
 - P.P. = POWER POLE
 - P- = FENCE LINE
 - X- = RADIUS
 - CH. = CHORD
 - TAN. = TANGENT
 - N/F. = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - M.H. = MANHOLE
 - C.B. = CATCH BASIN
 - 999.0 E. = EXISTING SPOT ELEVATION
 - 999.0 F. = FINISHED SPOT ELEVATION
 - 999.0 P. = PROPOSED SPOT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - = SURFACE DRAINAGE FLOW



24 HOUR EMERGENCY CONTACT: RC KAHILILI 404-456-8170

DATE
8/24/2015

POWERS FERRY STATION
COBB COUNTY, GEORGIA
LAND LOT: 796
DISTRICT: 17TH
BH&D JOB#: 20321
BH&D FILE NAME: PRJ1

BH Engineering, Inc.
288 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (770) 887-1976 (MICHAEL HENDERSON)
EMAIL: MHENDERSON@BHENGINEERING.COM

SUBMITTALS

REVISIONS

SETBACKS

ZONING: -
FRONT SIDE REAR
BUFFERS: -

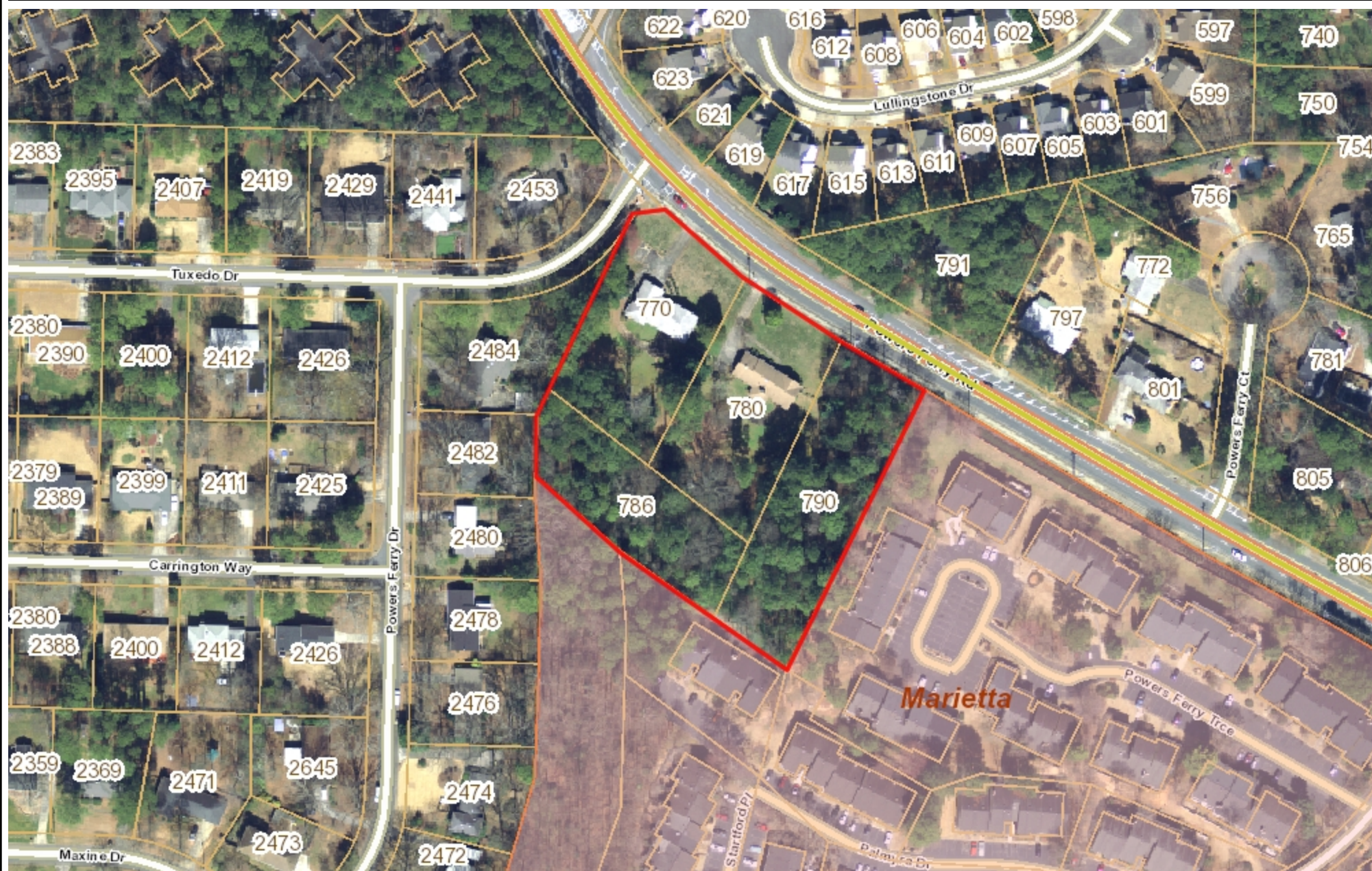


SHEET:
REZONING
PLAN
Z-01

NOT ISSUED FOR CONSTRUCTION



R. C. Khalili



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:2,288



Map Notes:

Products built by Kraft Mark Homes LLLP





